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उप-खण्ड(II)

राज्य सरकार तथा अन्य राज्य प्राधिकारियों द्वारा जारी किये गये कानूनी आदेश तथा अधिसूचनाएं।

FINANCE DEPARTMENT
(TAX DIVISION)
NOTIFICATION
Jaipur, December 02, 2025

S.O.137 .-In exercise of the powers conferred by sub-section (2) of section 69 of the Registration Act, 1908 (Central Act No. 16 of 1908), the State Government hereby approves and publishes the following rules made by the Inspector General of Registration, Rajasthan, in exercise of the powers conferred on him by sub-section (1) of section 69 of the said Act, namely:-

1. Short title and commencement.- (1) These rules may be called the Rajasthan e-Registration Rules, 2025.
(2) They shall come into force from the date of their publication in the Official Gazette.

2. Definitions.- (1) In these rules, unless there is anything repugnant in the subject or context,-

(i) **"Act"** means the Registration Act, 1908 (Central Act No. 16 of 1908) as applicable in the State of Rajasthan;

(ii) **"e-filing"** means filing of documents or sending memoranda or notices through electronic means required to be filed or sent in respect of registration of documents or matters connected therewith;

(iii)**"e-Messaging"** means delivering a message through e-mail or any other electronic means, as may be provided by e-Panjiyan Portal;

(iv)**"e-Panjiyan Portal"** means the online web portal or mobile application developed by the office of the Inspector General of Registration, Rajasthan;

(v) **"e-Registration"** means the electronic process of registration of document through e-Panjiyan Portal or any other digital method specified by the Inspector General of Registration, Rajasthan;

(vi)**"e-Search"** means searching, viewing or getting a copy of record through e-Panjiyan Portal;

(vii) **"e-Verification"** means verification of the identities of the parties to the document and witnesses thereof, or conducting examination and enquiry in respect of registration of document on e-Panjiyan Portal through electronic means or for any other service for which such facility is provided on e-Panjiyan Portal;

(viii) **"Hold"** means to return the document or to keep the document pending under the e-PanjiyanPortalfor any procedural or legal requirement;

(ix)**"Registration Office"** includes both the office of the District Registrar and Sub-Registrar; and

(x) **"Slot Booking"** means the online process by which the parties select and reserve a specific date and time for any service provided on e-Panjiyan Portal.

(2) The words and expressions used but not defined herein shall have the same meaning as are respectively assigned to them in the Act, Rajasthan Stamp Act, 1998 (Act No. 14 of 1999), Aadhaar (Targeted Delivery of Financial and Other Subsidies, Benefits and Services) Act, 2016 (Central Act No. 18 of 2016), Information Technology Act, 2000 (Central Act No. 21 of 2000) and rules, regulations, notification and orders made or issued thereunder.

3. e-Registration.- Any of theparty to the document may initiate process of e-Registration on the e-Panjiyan Portal by logging-in using Single Sign-On (SSO) ID or mobile based OTP or by any other mode provided by e-Panjiyan Portal. Upon successful logging-in, the parties may proceed for registration of the document by following the steps and filling the mandatory fields provided on e-Panjiyan Portal.

4. Examination prior to acceptance of document for registration.- (1) Upon submission of the document, the Registering Officer shall examine and ensure that document is acceptable for registration or not.

(2) If on examination, the document is found to be prohibited for registration under any law or order of any court or competent authority, then the Registering Officer shall refuse to accept the document.

(3) After acceptance, if any discrepancy other than specified in sub-rule (2), is found by the Registering Officer, the registration process shall be placed on hold and the parties shall be required to rectify and upload the necessary documents for further processing. If the Registering Officer is satisfied that the discrepancies have been rectified, registration process shall commence by the release of the hold button.

(4)After examination in respect of admissibility of document, if the Registering Officer finds that the document is in order, an acknowledgement receipt shall be generated and sent to the parties through e-messaging.

(5) After receiving the acknowledgement notification, the parties shall proceed with slot booking for verification.

5. Modes of Verification.-(1)The parties may schedule a verification appointment by selecting one of the following modes, namely:-

(i) **In-person verification:** The parties shall appear physically in the Registering Office for thumb impression, capturing of photograph in e-Panjiyan Portal, identity verification, examination and enquiry etc; or

(ii) **e-Verification**: The parties shall authenticate their identity using Aadhaar-based e-KYC, video KYC or any other online mode provided by e-Panjiyan Portal.

(2) When a document is presented for e-registration and parties opt for e-verification, the physical appearance of the person authorized to present the document or parties or witnesses shall not be necessary for any purpose.

6. Enquiry before registration.-(1) The Registering Officer shall conduct a detailed examination of all the documents submitted to ensure the compliance with statutory requirements.

(2)The Registering Officer shall proceed with defacing the stamp papers and ensuring other compliances with the provisions of the Rajasthan Stamp Act, 1998 (Act No. 14 of 1999).

7. Completion of Registration.- (1) After necessary examination and scrutiny by the Registering Officer, if it is found that any additional information or document is required, he shall convey the same, within the next working day to the parties through e-messaging, for compliance.

(2) If the parties fail to provide required additional information or document within 30 days from the date of intimation under sub-rule (1), the registration of the document shall be rejected after recording the reasons.

Explanation: For the purpose of this rule, while counting the period of thirty days, the day on which objection is raised shall be excluded.

(3) The Registering Officer, upon satisfaction of all legal and procedural requirements, shall digitally sign and endorse the registration.

(4) The parties shall be notified electronically and the deed shall be transmitted digitally.

8.Working Hours.- The facility of online submission of document for e-Registration on e-Panjiyan Portal shall be available 24x7 hours. The document shall be registered and delivered within specified time limit as may be ordered by the State Government or the Inspector General of Registration.

9. Grievance Redressal.-The Inspector General of Registrationshall issue guidelines for redressal of grievances relating to e-Registration Process.

10.Duties of banks and financial institutions.- All banks and financial institutions granting loans on the basis of equitable mortgage, whereby immovable property is mortgaged by deposit of title deeds, shall share the required data relating to such mortgage deeds on real time basis on e-Panjiyan Portal in accordance with the procedure specified by the Inspector General of Registration.

11.e-Search, certified copies etc.- Request for e-Search or certified copies of the documents registered through e-Registration or e-filing shall be made online, through e-Panjiyan Portal. The required fees shall be paid through the modes available on e-Panjiyan Portal. Facilities of search and certified copies shall be made available online only.

12.Miscellaneous.- (1) Every party shall be responsible for cross verification of the identity of the other parties and witnesses. It shall always be presumed that the parties appending the signatures are known to each other and have themselves confirmed that each party has valid authority and right to sign the document.

(2) For the purposes of these rules, it shall always be construed that appending signature to the document shall mean executing, accepting and admitting the document.

(3) The Registering Officerat the end of the day shall prepare an abstract of the documents registered and Government receipts. He shall put his electronic or digital signature, as the case may be, on such abstract, in token of acknowledgment of the same.

(4) Discrepancies, if any, regarding payment of fees, stamp duty or other charges shall always be subject to recovery by the appropriate authority.

(5) Any tasks or services not explicitly mentioned herein shall be provided as per the relevant provisions of the Rajasthan Registration Rules, 1955 (Volume I).

(6) All the register books, registers, indices, appendices, forms, endorsements required to be kept and maintained under the Act and rules made thereunder shall be kept and maintained electronically.

[No.F.2(60)FD/Tax/2007pt.-120]
By order of the Governor,

Nathmal Didel,
Joint Secretary to the Government.

Government Central Press, Jaipur.